

ZONING

Town of Hamptonburgh Table of Use and Bulk Regulations NB Zoning District [Amended 7-6-2015 by L.L. No. 1-2015]

Use Permitted by Right	Special Use Permit (Town Board)	Minimum Lot Size (square feet)	Road Frontage (feet)	Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Minimum Side Yard (one/both) (feet)	Percent Development Coverage	Percent Building Coverage
Gas station, except no auto repair ² Printing ² Office, retail, bank, personal service, up to 20,000 square feet of building floor area ² Restaurants ² Coin-op laundry (with central water and sewer service only) ² Day-care center or facility ² Dry cleaning ² Meeting room for membership organization ²		20,000	70	100	50	40	20/40	30%	15%
Funeral parlor, mortuary (excluding crematoria) ² Local shopping center, up to 20,000 square feet of building floor area ² Schools ²	Churches and related places of worship, with associated church school buildings, parish houses and rectories ²	40,000	70	100	50	60	30/70	30%	15%
Nonresidential hotel or motel ²		80,000	105	150	50	50	25/50	60%	33%
Agricultural and horticultural operations, subject to § 150-19 ¹		200,000	210	300	100	100	50/120	20%	10%
Regulated public utility structures, subject to § 150-20 ² Up to 2 accessory dwelling units in association with a commercial use (See appropriate use classification) ² Town-owned public park									

NOTES:

¹ Requires site plan approval except for dairy and beef cattle, horses, sheep and goats.

² Subject to site plan approval by Planning Board.

GENERAL NOTES:

^A Height limit for structures is 35 feet, except in the LUI Zone where the height limit for warehouse buildings is 50 feet.

^B For uses which may not require structures, such as forestry or agriculture, setbacks listed for the applicable use group apply only to structures that may be constructed associated with such use, except see also § 150-19 for any other applicable setback requirements for agricultural and animal maintenance uses, including kennels for all types, and setback relating to greenhouses.

^C For all other principal and accessory uses, please refer to §§ 150-19 and 150-23 for any other applicable setback and area requirements for the maintenance of animals and other activities.

^D Section 150-9, where applicable to a given property, may affect the above-listed setback requirements. The potential applicability of the provisions of § 150-9 should be ascertained prior to issuance of a building permit.

^E Supplementary yard and bulk regulations as set forth in § 150-11 may apply and should be ascertained prior to issuance of a building permit and/or prior to the granting of any plan approval. See also § 150-12 with regard to clearing and grading performance requirements.

^F The minimum livable floor area required per dwelling unit in all residential zones is 1,200 square feet.